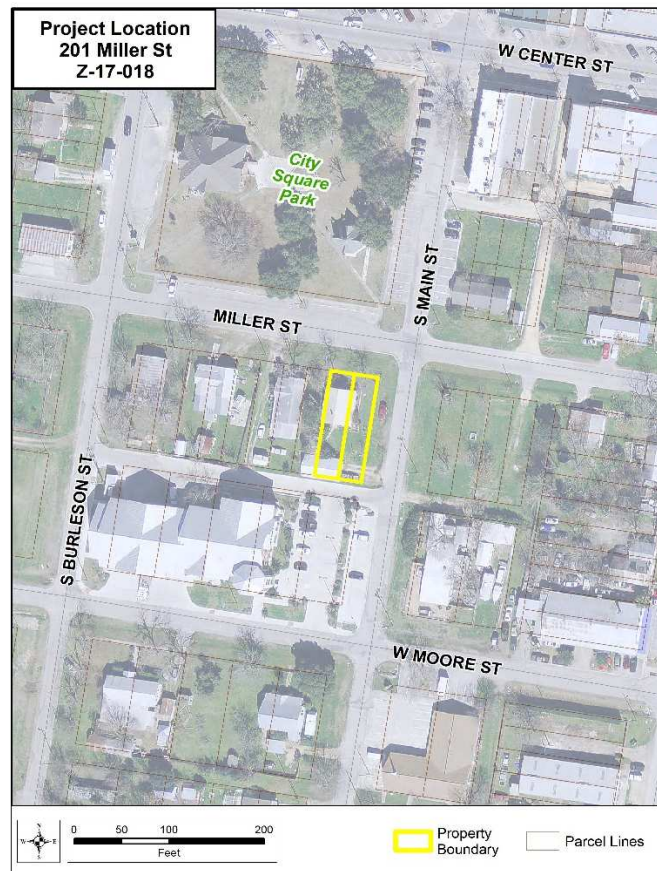


Property Location	201 Miller Street, Kyle, Texas
Owner	Sterling Howry Comanche ASH Three, LLC 5450 Bee Cave Rd, #1B Austin, TX 78640
Agent	Sterling Howry Comanche ASH Three, LLC 5450 Bee Cave Rd, #1B Austin, TX 78640
Request	Rezone .13 Acres R-1 (Kyle Original Town Lots 14-15 Block 8) to CBD-2

Vicinity Map



Site Description

The parcel relating to the rezoning request is situated at the southwest corner of the Miller Street and S. Main Street intersection. It currently has a single-family residence on site and has an assigned zoning of R-1 (Single Family Residential). All the properties surrounding the parcel, are zoned CBD-2, except for the parcel adjacent to and west of 201 Miller Street.

The applicant is requesting a zoning change to CBD-2, a commercial zoning district that "...principally addresses development in the original town and central area of the city, allowing a mix of uses including, office, restricted commercial, restricted multi-family residential and residential uses. Each multi-family dwelling unit shall be required to have a minimum of five hundred (500) square feet of living area."



Conditions of the Zoning Ordinance

Sec. 53-1205 Amendments

(d)

Referral of amendment to planning and zoning commission. Upon its own motion, a request by the planning and zoning commission, or the receipt of an administratively complete petition and application to zone or rezone a lot, tract or parcel of land, which petition and application has been examined and approved as to form by the city manager, shall be referred to the planning and zoning commission for consideration, public hearing, and recommendation to the city council. The council may not enact a rezoning amendment until the planning and zoning commission has held a public hearing and made its recommendation to the city council, or has made a final vote on the matter without obtaining a majority, on the zoning or rezoning of the property.

(e)

Action by the planning and zoning commission. The planning and zoning commission shall cause such study and review to be made as advisable and required, shall give public notice and hold a public hearing as provided by state law, and shall recommend to the council such action as the planning and zoning commission deems proper...



Comprehensive Plan Text

The subject site is located in the “Old Town Community District”. The CBD-2 zoning district is a recommended zoning district within the “Old Town Community District”.

Old Town Community District

Recommended: CBD-1, CBD-2, R-1-T, NC, CC, E, MXD

Conditional: R-1-A, R-1-C, R-2, R-3-2, R-3-3, R/S

Character: Development within the Old Town District follows the historic and regular street grid, which should be preserved while also encouraging appropriate infill development and redevelopment. Primary uses within this District are civic and institutional, specialty commercial, and residential. Of note, there are few sizeable employers located in or near the Old Town District. Significant features include easy access to both north and southbound I-35, the railroad, City Hall and Police Headquarters, and the landmark City Square. The Old Town District embodies the characteristics of a Rural Town Center through consistent community form, continuity, and scale. The scale of reference is a uniform Old Town block, reinforced by the regular street grid. In order to ensure smooth transitions and maintain this fabric, building height should not vary by more than two stories from the average height within any one block.

Intent: As the historic core of Kyle, the Old Town District must be re-established as the central community activity center for the City, reversing the shift of that concentration to the retail hub located one exit north along I-35. Specialized commercial activity, appropriate to the function of this historic area, should be encouraged. The form of the District should also be preserved and promoted, especially the street grid and historic building stock. To capture this emerging sub-market of local, downtown shopping and recreation, while being mindful of the existing built forms in the Old Town District, development should encompass a true model of multiple uses within the same structure to permit greater potential to operate in the same land area available today. Once a greater number and variety of service and product providers assembles in Kyle's Old Town District, store owners should be able to solicit patronage from not only the residential immediately adjacent, but from the considerable number of residences to the north and northwest. Overall, this District should offer both local service commercial activities and residential uses in order to create a lively and livable area. In order for the Old Town District to truly function as the center of Kyle, clear access must also be provided to communities, landscapes, and nodes in order to knit the City together in a legible system. Additionally, new development in the Old Town District should span I-35, creating greater east-west connections. Uses in the Old Town District are addressed in greater detail in the Downtown Revitalization Plan element of this Comprehensive Plan document.

Analysis

The property requested to be rezoned is sited just across the street from Mary Kyle Hartson Park at the southwest corner of Miller Street and S. Main intersection. It is currently zoned R-1 (single family residential) from Ord. No. 92 in 1978. Within the last few years property surrounding Mary Kyle Hartson Park or "City Square Park" have

begun to be redeveloped, starting with the Hays Free Press building, and most recently the Howry Building at 225 S. Main Street.

The most appropriate zoning category related to this redevelopment is the CBD-2 district. This is a recommended zoning district in the Old Town Community District and without question allows the highest density and best use for development facing and surrounding City Square Park. The redevelopment of the area follows the 2017 Comprehensive Plan guidelines and helps create a unique sense of place. Downtown Kyle should seek higher densities with a mix of residential and commercial opportunities, especially when development happens at a smaller, pedestrian oriented scale. This allows residents to walk to specialty retail/amenities and limit use of automobile transportation to a higher degree.

Recommendation

Staff fully supports the rezoning of the property from R-1 (Single Family Residential) to CBD-2 (Central Business District-2). At the October 10, 2017 Planning & Zoning Commission meeting, the Commission voted in favor, seven to zero (7-0), to recommend approval of the zoning change. Staff asks the Mayor & Council to vote approving the zoning change.

Attachments

- Application
- Location map
- Surrounding Zoning Map
- Land Use Districts Map